

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Paradise

Other names/site number: DHR File No. 156-0019-0320

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 158 Winchester Street

City or town: Warrenton State: Virginia County: Fauquier

Not For Publication:

N/A

Vicinity:

N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide   X   local

Applicable National Register Criteria:

    A   X   B   X   C     D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structures - Summer Kitchen; Smokehouse

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structures - Apartment; Office

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal, Adamesque

LATE VICTORIAN: Italianate

OTHER: Folk Victorian

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: STONE; BRICK; WOOD: Weatherboard

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Paradise is located in the town of Warrenton in Fauquier County, Virginia, and lies within the Warrenton Historic District which was listed on the Virginia Landmarks Register and the National Register of Historic Places in 1983. Originally built ca. 1758, a year before Fauquier County was established, Paradise is the oldest dwelling in the Warrenton Historic District and sits on a 1.6- acre parcel on the south side of Winchester Street at the highest elevation in Warrenton. The dwelling at Paradise is an excellent example of design continuum from the mid-18<sup>th</sup> through the late 19<sup>th</sup> centuries. The two-story, three-bay, evolved, timber-frame house has a side-passage plan and a core constructed in ca. 1758 and flanked by two, two-story frame wings. Rising from a stone foundation, all elevations are clad with weatherboard painted white and the building is topped by a standing-seam metal terne roof. Three chimneys of Flemish-bond brick and corbelled tops are found at the gable ends and are covered with red lime wash. The full-width one-story front porch, added in the 1870s, features elaborate Italianate and Folk Victorian elements including bracketed eaves, modillion cornices, and scrollwork. The interior of the house retains many of its original materials and elements including architectural moldings, windows, window and door trim, chair rails, paneled wainscoting, overmantels, heart-pine flooring, plaster, and some hardware. The attic contains the original timber-framed gambrel roof with mortise-and-tenon pegged joinery and rosehead nails within the current side-gabled roof (which was most likely changed in the early 19<sup>th</sup> century). There are two contributing secondary resources associated with the property—a ca. 1870 side-gabled frame summer kitchen resting on a brick foundation with a central interior brick chimney and a ca. 1830 frame smokehouse with a pyramidal roof covered in asphalt shingles resting on a stone foundation. Both buildings were

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converted to apartments during the 1960s. Paradise maintains integrity of association, design, feeling, location, materials, setting, and workmanship.

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## **Narrative Description**

### Site Description

Paradise sits on a 1.6 acre parcel, one of the largest parcels within the state and nationally registered Warrenton Historic District. The property is distinguished by two giant tulip poplar trees, which provide a grand entry from the driveway to the house. The landscape on the property is filled with mature trees and flowering shrubs such as dogwood, redbud, lilac, wisteria, and hydrangea. The house sits well back from the main thoroughfare, Winchester Street, giving it a historic sense of time and place. Winchester Street was the colonial route to Winchester, Virginia, and today provides one of the most picturesque entrances into Old Town Warrenton. The current owners plan to place the land in permanent conservation easement.

Paradise was named by its original owner, Martin Pickett, for its magnificent and extensive views of mountains and valleys in all directions, from Bethel to View Tree Mountain. The dwelling was built just a short distance from the crossroads that would become the permanent site for the Fauquier County Courthouse.

### Exterior:

Constructed ca. 1758, the two-story, three-bay, side-gable roofed, evolved timber-frame dwelling is a Federal-style dwelling with Italianate detailing under the roofline of the central core and east wing, and Folk Victorian details decorating the one-story, full-width porch. The original core has a side-passage plan and is flanked by two, two-story frame wings. Rising from a stone foundation, all elevations are clad with weatherboard painted white and the building is topped by a standing-seam metal terne roof. Three chimneys of Flemish-bond brick and corbelled tops are found at the gable ends and are covered with red lime wash.

### Façade

The central block of Paradise has timber-frame construction and is built on a dry stacked fieldstone foundation. Huge support timbers that frame the house can still be seen in the cellar. The house is clad with weatherboard siding and has a side-passage plan. On the north façade, the centered entry has the original eight-panel door flanked by three-light sidelights and framed by ornate molding. Some decorative glass from the late 19<sup>th</sup> century survives in the sidelights and an early box lock on the entrance door remains. Windows on the central block have six-over-six, double hung sash and are thought to be original along with the window sills and architraves. Many of the old wavy glass panes remain. On the second level of the facade, the three windows matching the wooden windows on the first level are evenly spaced. The dwelling has an early-20<sup>th</sup>-century metal terne, side-gable roof that is in good condition. The roof on the central block has a lip edge that appears to have been built to accommodate built-in box gutters. Under the cornice are scrolled brackets and modillions, most likely added ca. 1870. Many of the early full-louvered, two-inch-thick shutters remain.

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A one-story, full-width, front porch with a hipped roof, supported by chamfered wooden posts, was added to the façade of the central block circa 1870. Decorative sawn-scrolled brackets exist between the chamfered posts along with a decorative balustrade with jigsaw details, giving it a Folk Victorian appearance. A modillion cornice lines the frieze just below the porch roofline. Now resting on a concrete foundation, the wooden porch floor was replaced in 2012 with Douglas fir boards that have the same width and thickness of the previous wooden floor.

On the east elevation of the central block, an exterior-end, Flemish-bond brick chimney covered with red lime wash remains; the single pair of shoulders exist at the top of the second level. There is a six-over-six, double-hung-sash wood window on each level of this elevation.

The two-story frame west wing, clad in weatherboard, was added to the house ca. 1768 as a 1 1/2-story addition and was raised to two stories in the mid- to late-19<sup>th</sup> century as indicated by the shallow-pitched, side-gabled roof. Lacking embellishments, this two-bay wing features two six-over-six, double-hung-sash wooden windows on each level evenly spaced on the façade. Some of the panes have wavy glass and the architraves appear to be original. The west (gable end) elevation of this wing features a Flemish-bond, disengaged, double-shouldered brick chimney giving evidence that this chimney may have originally been one level and later raised to accommodate the second level. The chimney is also covered in red lime wash and features a corbelled brick top. The south (rear) elevation of this addition has a one-story, shed-roofed porch, covered in standing-seam terne metal, that shelters a large flagstone patio.

The two-story, side-gabled frame east wing, added circa 1870, rests on a dry stack fieldstone foundation, and is topped by a standing-seam metal terne roof. Designed to blend with and enhance the central and west wing sections, the east wing's facade has two double-hung, six-over-six-sash wood windows on each level that match the existing windows on the original central block. Scrolled brackets and modillions are found beneath the cornice. The east (gable end) elevation of the east wing has an interior chimney servicing the first and second floors. As it projects through the roof, the chimney is highly decorative with a Victorian pattern and is also covered with red lime wash. The south (rear) elevation features the house's utilities and meters that are nicely hidden from view when looking at the façade of the house. The south elevation also features a shed-roofed addition which contains an unusual screened porch with louvered panels that provides privacy and ventilation and has high Victorian decorative features.

On the rear elevation, there are five six-over-six, double-hung-sash wooden windows on the second story that overlook the rear yard and once had a view of the Blue Ridge Mountains. A one-story, shed-roofed porch covered in standing-seam terne metal was added to the central block's rear first story in circa 1870. At one time the porch featured the same styling as the front porch balustrade. In the 1990s the rear porch was enclosed with vinyl siding, and aluminum-clad casement windows were installed to provide insulation and protection against flooding from severe storms. The enclosed porch now serves as a general mud room and provides rear elevation access to the central block and east wing. The access to the central block cellar is now within the enclosed porch. In the cellar, the dry stack stones which formed the foundation for the central

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block and the two bay wings can clearly be seen. The huge timbers rest on the stone foundation and span the width of the house. The timbers still retain a white lime wash.

### ***Interior:***

The interior of Paradise remains largely intact and the Federal/Adamesque style is evident by the layout of the interior and its trim, which is highly decorative and elegant and its craftsmanship is exceptional. The entrance hall is dominated by the entry with two doors leading into the west-wing dining room, the door to the parlor, and the doors to the rear of the house. In the 1960s, the entrance hall was divided in half to allow for a kitchen which now occupies the rear portion. The ceilings are approximately 11 feet tall on the first floor and most walls retain their plaster. The original staircase in the central block was added to the rear during a ca.1870 renovation. Before then, the central block and the two wings each had their own enclosed stairwell. The reconfiguration of the stairwell allowed the entrance hall to take on even greater influence in social activities of the house.

### First level

#### *Grand Hall*

The first floor of the central block is a two-over-two plan with the entrance hall serving many functions. When constructed, it extended from the façade to the rear elevation, approximately 30 feet long. Many of the original heart-pine floor boards appear to span the distance, with some repairs done over the years. Chair rails appear to be very early, if not original. The baseboard is an eight-inch-wide flatboard topped with four-inch-wide trim.

#### *Parlor*

The parlor is entered through a six-panel door from the entrance hall and remains largely intact from its original construction. The ceiling and walls are plaster on lath. The baseboards are very wide and the walls have chair rails with paneled wainscoting. Floor boards are primarily heart pine with occasional random-width poplar boards which are in excellent condition. Another six-panel door provides entrance to the parlor from the rear elevation. Elegant Federal-style moldings trim the doors and windows. The architrave trim door surrounds have cornerblocks. A molded cornice surrounds the room at the ceiling. The fireplace overmantel is paneled and emulates the detail of the Federal features of the door and window trim. The hearth is brick and the sides of the chimney are slate. There are three windows. There are two six-over-six, double-hung-sash wood windows, with operable lower sash on the south wall and one six-over-six, double-hung-sash wood window on the east wall.

#### *Dining Room*

In the entrance hall there are two entrances into the west wing which is comprised of the dining room. The moldings and trim have a simpler treatment than the elaborate moldings in the parlor. Flooring boards are original heart pine. There is an overmantel and fireplace on the west wall. The ceilings are not as tall as the entrance hall and parlor. The room retains the original façade elevation and rear elevation windows. Two six-over-six, double-hung-sash wood windows are on the north wall and two matching windows are on the south wall.

#### *Rear of Central Block*

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At the end of the entrance hall there is an entrance to the left that leads to the rear elevation of the central block. In this area there is the staircase that was added in the 1870s. The staircase features the same fluted detail as seen on the moldings and mantels. Beyond the staircase is a small powder room on the left that appears to have been converted several times, from a powder room to a closet and back to a powder room. On the right is a door that leads to the enclosed rear porch. Originally it was a door that led to the basement before the rear porch was added and then subsequently enclosed. Also beyond the staircase and at the end of the rear elevation of the central block is the entrance to the library.

Library

This main room for the east wing is the library and contains the same six-over-six, double-hung-sash wood windows as those in the rest of the house. It has original heart-pine floors and other features such as tall ceilings found in the rest of the house. At the east end is a fireplace. Floor-to-ceiling bookcases flank the chimney on each side. The moldings are simple and not of the elaborate detail found in the parlor.

Second Level

At the top of the stairs is a heart-pine landing and a transverse hallway that runs east to west with entrances to the bedrooms, bathrooms, and closets. The walls and ceiling are plaster on lath. There are five six-over-six, double-hung-sash wood windows. There is a large bedroom with built-in bookcases on each side of the Federal-style mantel in the bedroom on the east wing. Adjoining the bedroom is a walk-in closet that has probably been used for different purposes over the years. The floors in this closet are also heart pine. Across from this closet is a shower stall bathroom with retro 1960s fixtures. There are two bedrooms in the main, central block, each with closets. The triangular window reveals on the south wall of the bedroom in the central core shows evidence of the former gambrel roof and its conversion to the more steeply-pitched, side-gabled Federal-style roof. This same evidence can be viewed on the north wall of the second-floor hallway. There is a step down to a bathroom and bedroom in the west wing. The floors in this area have been changed over time and are now yellow pine. The architectural moldings on the second floor are simple and not as ornate as the lower level. The plaster walls and ceilings were severely damaged by water infiltration from leaks in the roof and recently have been repaired. All three bathrooms have been remodeled with 1960s fixtures. Steps ascend to the attic that runs the width of the main, central block and provides the most visible evidence of the hand-hewn timbers used in the framing, mortise-and-tenon joinery, and rosehead nails.

Attic

In the attic is a treasure. When the roofline was changed to Federal styling of the central block, the side-gable roof was built over the original gambrel roof, leaving a rare opportunity to study early colonial construction techniques. The large hand-hewn timbers are mortised and tenon and pegged. Bold adze marks are seen on the timbers and rose head nails used to nail the original wood shakes dot the timbers. Pieces of original wood roof shakes can be found in the corners. Part of a partition wall remains suggesting that the attic was at one time divided into two separate rooms, but now it is a single space. A faded chart used to measure a child's growing height remains on one partition. A wooden fixed two-over-two light window is at each gable end.



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## Secondary Resources

### **Summer Kitchen, ca. 1870, Contributing Building**

Behind the west wing of the main dwelling is a one-story, two-bay, side-gabled, frame summer kitchen with standing-seam terne roof that rests on a brick foundation. The first two courses of the brick feature running bond composed of stretcher and header bricks. The roof is covered in asphalt shingles. The entry door on the west elevation is sheltered by a one-bay, front-gabled porch. Sawn ornamental trim survives below the roofline. A filled-in doorway on the south elevation indicates that the entry door may have existed on the gable end wall closest to the house at one time. The building was converted to an apartment in the 1960s.

### **Smokehouse/Meat house, ca. 1870, Contributing Building**

Located behind the east wing of the main dwelling is a one-story frame building clad in weatherboard with a pyramidal roof covered with asphalt shingles. It was constructed as a smokehouse/meat house. The building rests on a stone foundation. The building was enlarged with two shed-roofed additions in the 1960s and now serves as an apartment/office. Other modifications were made; however, the strap hinges on the door appear to be original, suggesting an earlier period.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

POLITICS/GOVERNMENT

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

ca. 1758 –ca. 1888

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

ca. 1758

1768

1804

1867,

ca. 1860

ca. 1870s

ca. 1888

**Significant Person**

(Complete only if Criterion B is marked above.)

Pickett, Col. Martin

Gaines, William

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Paradise is locally significant under Criterion B as the dwelling of distinguished leaders in Fauquier County and Virginia. The original owner, Martin Pickett, was a leader in Fauquier County, holding many positions of honor including sheriff and county commissioner, and he served as the representative to the State Convention of 1776 and the Constitutional Convention of 1787. Judge William Gaines, who purchased the property after the Civil War and lived there until he died in 1888, distinguished himself as a wealthy businessman and in the legal field, first as justice of the peace, then chief magistrate and president of the County Court, and finally Fauquier County Circuit Court judge. Paradise also is locally significant under Criterion C as a mid-18<sup>th</sup> -to-late-19<sup>th</sup> century, Federal-style dwelling that has retained a high degree of architectural integrity with much of its original interior configuration and detailing intact. Paradise stands on a highly visible site, the tallest elevation in Warrenton, as an entrance to Old Town and Main Street, offering a well-preserved image of a fine 18<sup>th</sup>-century residence. The period of significance begins ca. 1758 with the construction of the central block and represents the ownership of the property by Colonel Martin Pickett and ends ca. 1888 when Judge Gaines passed away after living at Paradise for more than 20 years.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Paradise, a stately Federal-style dwelling, sits on a 1.6-acre parcel in the state and nationally registered Warrenton Historic District in Fauquier County, Virginia. Built before Fauquier County was established, the two-story, side-gabled timber-frame dwelling began as a ca. 1758 colonial-style dwelling with a gambrel roof. A west wing was added to the central core ca. 1768, the house was reconfigured to a Federal-style dwelling in the early 19<sup>th</sup> century, and a two-story east wing was added ca. 1870. The façade was embellished ca. 1870 when a one-story, full-width front porch boasting Folk Victorian and Italianate details including a bracketed and modillion cornice. The house rests on a dry-laid stone foundation. The interior retains many of its original materials and elements including windows, window and door trim, chair rails, paneled wainscoting, overmantels, heart-pine flooring, plaster walls, and some hardware. Contributing secondary resources consist of a frame smokehouse/meat house and a summer kitchen, both constructed ca. 1870.

Martin Pickett built Paradise ca. 1758.<sup>1</sup> “He was a man of great wealth and a leader in Fauquier County filling many positions of honor and trust.”<sup>2</sup> After his death in 1804, he bequeathed

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<sup>1</sup> John Toler et al., Warrenton, Virginia: A Unique History of 200 Years, 1810 to 2010 (Warrenton, VA: Piedmont Press, 2010), 124; Matthew C. Benson, Postcard History Series of Fauquier County (Charleston, SC: Arcadia Publishing Company, 2010), 30; Millennium Preservation Services, Warrenton Historic District Guidelines (Warrenton, VA, Town of Warrenton, 2008), 14; Virginia Department of Historic Resources, Reconnaissance Level Survey on Paradise (Richmond, Virginia, 1997), 1.

<sup>2</sup> Fauquier Historical Bulletin, No. 2, 1921.

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Paradise to his oldest son George who later sold it to John Smith, a State Senator. Smith lived there through the Civil War and after his death his wife sold it in 1867 to his business partner, William Gaines. All these men were important in the development of Warrenton and Fauquier County, but most notably Martin Pickett and William Gaines. Gaines served as a judge while living in Paradise, from 1873 to 1880. During the Civil War, Paradise was encamped by both Federal and Confederate troops. Also, Marquis de Lafayette and his entourage reportedly camped on the fields of Paradise during his visit to Warrenton in 1825.

Judge Gaines and four generations of his family lived continuously in Paradise for nearly 100 years. In 1958, Lena Gaines Biddle and her sister, Margaret, representing the Gaines trust estate, sold Paradise to Dr. Walter Nicklin, Sr., a beloved family doctor in Warrenton and a World War II hero who made it his home. Dr. Nicklin bequeathed the property to his son, Walter, Jr., an historian, author and magazine publisher who lived there until 2001 when he sold it to John and Jennifer Burke. The house fell into disrepair over the next decade, and in 2012, the four-term Mayor of Warrenton, George Fitch, also an author ("Local Energy Independence") and his wife, Patricia, an historic preservationist for 25 years, bought the property with a view to restoring Paradise and preserving it for future generations.

### **Politics/Government Significance**

Martin Pickett was the original owner and built the central block c 1758. He was born on Christmas Day in 1736. Pickett participated in both the French and Indian War/Seven Years War and the American Revolution, first as a "Minute Man" under William Edmonds of the Fauquier Militia and then as a Colonel in the Revolutionary War. For his service, he received a large number of land grants, one of which was 1500 acres known as 'Oakwood' and the Great Run Valley (later given to one of his daughters as a dowry upon her marriage to Judge John Scott.)<sup>3</sup> Pickett married Anne Blackwell on May 31, 1764, and they had six daughters and two sons. The land for Paradise was acquired from Richard Henry Lee and was believed to contain many hundreds of acres, perhaps even thousands of acres.

Among his many local leadership roles, Martin Pickett was tax commissioner, coroner, deputy sheriff and then elected High Sheriff in 1785. Pickett represented Fauquier County in two of the most important conventions ever held in Virginia – the Convention of June 1776, which declared Virginia independent of the British Empire and a sovereign state, and the Convention of 1788 which ratified the U.S. Constitution under which Virginia is now governed. He occupied Paradise until his death in 1804 and in his will bequeathed Paradise to his son George.<sup>4</sup> Martin Pickett was the great uncle of General George E. Pickett, C.S.A. of "Pickett's Charge" fame at Gettysburg. Pickett Mountain, outside of town, is named after him and his descendants.<sup>5</sup>

<sup>3</sup> Citizens for Fauquier County, Oakwood and the Great Run Valley, June 2011.

<sup>4</sup> Toler, 124.

<sup>5</sup> Louise M. Evans, An Old timer in Warrenton and Fauquier County, Virginia (Warrenton, VA: Virginia Publishing, Inc., 1955), 167.

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Martin Pickett's son, George, later sold Paradise to John Smith, who made it his home until his death in 1866. He came to refer to the property Bleak Hill because of the degradation to the land caused by Union soldiers during the Civil War. They destroyed all of the fences which outlined the 250 acres then associated with Paradise; in those days that material represented a \$2,000 investment and was quite a loss.<sup>6</sup>

After John Smith's death in 1866, his business partner, William Gaines, was appointed executor of the John Smith estate and in 1867 bought Paradise and 49 acres from Smith's widow. Gaines renamed the property Paradise. He made the Victorian-era additions to the house, adding the front porch and back hall stairway ca. 1870. Gaines was appointed as Fauquier County judge in 1873 and made president of the County Court. He then was appointed as Fauquier County Circuit Court judge, where he served until 1880. Also, he had other large holdings in the town and county. From his business partnership with John Smith, he accumulated the largest fortune by an individual in Warrenton.<sup>7</sup> In 1869, he donated one of his land holdings, in honor of his business partner John Smith, to build the Warrenton Baptist church, which was described as "a munificent gift of our venerable townsman William H. Gaines."<sup>8</sup> Judge Gaines made Paradise into a showplace of the town and it became one of the favorite meets of the Warrenton Hunt, a local foxhunting group. "In addition to his official duties and management of his large private estate, Judge Gaines was constantly in request as arbiter of differences between his neighbors."<sup>9</sup> His most productive and prominent years occurred while he lived in Paradise.

Most of the acreage associated with Paradise was sold off over the years. During the twentieth century, Gaines's only unmarried daughter, Lena, inherited Paradise. Paradise belonged to four generations of the Gaines family for nearly 100 years before it was sold with just 1.6 acres in 1958 to Dr. Walter Nicklin. The Nicklin family owned the property until 2001. Over the next decade, the property fell into disrepair, but was acquired in 2012 by the current owners with the intention of restoring it to its former beauty. Today, Paradise is a Warrenton landmark, loved by Warrenton and elsewhere by those who have had the privilege to know it and visit there.<sup>10</sup>

### **Architectural Significance**

Paradise is an excellent example of architectural continuum that began with a mid-18<sup>th</sup> century 1½-story, timber-frame, Colonial dwelling with a gambrel roof and evolved through the late 18<sup>th</sup> century into a Federal/Adamesque style dwelling and then through the late 19<sup>th</sup> century with Italianate and Folk Victorian features. Soon after its ca. 1758 construction it was expanded by raising the roof of the central bay, changing the roof line from gambrel to side gable, thereby giving the house an early Federal style appearance. The side-gable roof is built over/around the

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<sup>6</sup> Evans, 167.

<sup>7</sup> Joseph Arthur Jeffries, Fauquier County 1850-1919 (San Antonio, TX: Phil Bates Associates Publishing, 1989), 120.

<sup>8</sup> WPA Records, Old Homes and Families of Fauquier County, Virginia (Berryville VA: The Virginia Book Company, 1978), 238.

<sup>9</sup> Jeffries, 121.

<sup>10</sup> Evans, 168.

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original Dutch gambrel roof, which is still fully visible in the attic. Framing of the two Dutch gable dormers windows is still seen in the second floor and attic. The modification of the western bay into a full two-story wing can be seen by the addition on the chimney stack, the flat roof, and unadorned cornice. Six-over-six, double-hung-sash wooden windows, evenly spaced, on the central block were duplicated in the two-bay east and west wings. The two-inch-thick full louvered shutters remain with original hardware in the center bay and many remain for the two-bay wings.

With the two-bay additions replicating the construction and features of the original house, the transition from Dutch Colonial style to Federal style was seamless and maintained a high level of integrity. The timber frame central block retains its mortise-and-tenon joinery secured with wood pegs. The hand-hewn timbers on a dry-laid fieldstone foundation are huge, measuring in some cases 18 feet long by 10 inches wide and 7 inches tall. Cross timbers are up to 30 feet long. The house features three Flemish bond chimneys; two exterior stacks and one interior stack. All chimneys retain original red wash. The interior stack chimney of the eastern bay, which was added later, is corbelled at the top, representative of the Victorian era when it was built. The last addition to the dwelling was the 1870s Folk Victorian/ Italianate hip-roofed porch spanning the full-width of the central bay. The porch features a bracketed cornice, modillions, jigsaw scrolling and other Italianate embellishments.

The interior of Paradise exhibits remarkable integrity given its age. There is still the original woodwork, flooring, hardware, moldings and plaster found in most rooms. The construction of the rear staircase in the 1870s and the enclosure of the rear porch are the only major changes that have been made. The footprint of the central block and two flanking wings remains intact.

No other house in Warrenton matches the exact style and features of Paradise, the oldest house in Warrenton, although several dwellings within the Warrenton Historic District display some similarity in architectural details. Menlough (VDHR File No. 156-0012) on Springs Road, a Classical Revival-style dwelling, has similar six-over-six, double-hung-sash wood windows as found at Paradise, and the interior detailing is also of the Federal style, but the moldings are less elaborate. The John T. James house (VDHR File No. 156-0019-0241) at 122 Main Street has six-over-six, double-hung-sash wood windows but otherwise this Greek Revival-style house, built in the 1830s, is very different; most notably in the brick construction compared to timber frame for Paradise, the elaborate Italianate embellishments on the portico of Paradise and, on the interior, the larger, grander foyer of Paradise. Mecca (VDHR File No. 156-0019-0356), built in 1859 for Rice W. Payne at 194 Culpeper Street, has the Italianate features similar to Paradise as well as the low-pitched gable roof. The front porch has bracketed eaves and elaborate scrollwork like Paradise. Though it shares the chamfered post design, Mecca is clad in stucco and has only two bays, instead of three. It is further differentiated by its segmental arched window hoods, arcaded portico with iron balustrade and dentiled cornice, even more embellished than Paradise. Another locally famous house of Italianate architecture is Brentmoor, built in 1861 for Edward Spilman and later owned by celebrated Confederate Colonel John Singleton Mosby. It has the chamfered posts and spindle brackets but, unlike Paradise, is made from brick covered with stucco and scored to imitate stonework,

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Federal-style architecture was the most prevalent in the early days of the Town of Warrenton. The California Building on Fourth Street, built by the son of resident governor of Virginia, William "Extra Billy" Smith, is one of the finer examples with its two-story, hipped-roof brick structure with a diamond-patterned corbelled brick frieze. Also, Conway Grove (VDHR File No. 156-0019-0312) on Winchester Street, built in 1820, is an important house of the Federal style, and, like Paradise, it retains its original weatherboard siding, chimney stack, cornice, fenestration, and front porch. With only two bays instead of the three-bay Paradise, Conway Grove has a gable roof on one wing and a gambrel roof with dormers on the other wing. It has only one chimney stack compared to the three chimney stacks of Paradise. The portico of Conway Grove is supported by columns rather than the chamfered posts of Paradise.

No other house in Warrenton matches Paradise. As noted often in the literature, "Paradise is the oldest and most beautiful in Warrenton; truly a Warrenton landmark... Little has changed since its construction."<sup>11</sup> After more than 250 years, the house has remarkably retained its architectural integrity, setting, and historic sense of time and place.

## Archaeology

Although no formal archaeological investigations have been done at Paradise, there might be remaining underground remnants of the small log dwelling that was on the property before Paradise was built, as well as other former outbuildings and structures on the property. It is believed that the virgin timber from the cabin may have been used in the construction of the central block of Paradise. Also, there may be potential to yield information related to domestic material culture as well as Civil War artifacts from both Union and Confederate encampments and Lafayette's brief visit in 1825.

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<sup>11</sup>Evans, 166, 168.



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## 9. Major Bibliographical References

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested  
☒ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

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**Primary location of additional data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other

Name of repository: VA Department of Historic Resources, Richmond, Virginia.

**Historic Resources Survey Number (if assigned):** VDHR File Number 156-0019-0320

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**10. Geographical Data**

**Acreage of Property** approximately 1.6 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 38.717371 | Longitude: -77.798458 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

**Or**

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927    or    ☐ NAD 1983

- |          |          |           |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |

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3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated boundaries include the land currently associated with Paradise at 158/160 Winchester Street as shown on the accompanying Tax Map for Parcel no. 6984-25-9015-000, as well as on the deed in Deed Book 1406, page 603-612 and plat.

**Boundary Justification** (Explain why the boundaries were selected.)

The historic boundaries of Paradise include the main house and the two secondary resources that are historically associated with the property, as well as the property's historic setting.

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**11. Form Prepared By**

name/title: George and Patricia Fitch

organization: \_\_\_\_\_

street & number: 325 Winchester Street

city or town: Warrenton state: VA zip code: 20186

e-mail: gfitch1@comcast.net; pbf8@comcast.net

telephone: (540) 347 5283

date: August 26, 2013

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**The following information is common to all photos:**

Name of Property: Paradise

City or Vicinity: Warrenton

County: Fauquier County

State: Virginia

Photographer: George B. Fitch

Date Photographed: July 5, 2013

Digitals stored at: Virginia Department of Historic Resources, Richmond, Virginia

PHOTO 1 of 14: VA\_FauquierCounty\_Paradise\_0001.

VIEW: Front of house, looking southwest.

PHOTO 2 of 14: VA\_FauquierCounty\_Paradise\_0002.

VIEW: Front and west side of house, looking south/southeast.

PHOTO 3 of 14: VA\_FauquierCounty\_Paradise\_0003.

VIEW: Front porch and front door, camera looking southwest.

PHOTO 4 OF 14: VA\_FauquierCounty\_Paradise\_0004.

VIEW: Detail of front porch embellishment, camera looking southwest.

PHOTO 5 of 14: VA\_FauquierCounty\_Paradise\_0005.

VIEW: Summer kitchen at left and back of house, camera looking east.

PHOTO 6 OF 14: VA\_FauquierCounty\_Paradise\_0006.

VIEW: Back porch, camera looking northwest.

PHOTO 7 of 14: VA\_FauquierCounty\_Paradise\_0007.

VIEW: Interior – entrance hall and front door, camera looking northeast.

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PHOTO 8 of 14: VA\_FauquierCounty\_Paradise\_0008.

VIEW: Interior – east wing parlor from entrance hall, camera looking east.

PHOTO 9 of 14: VA\_FauquierCounty\_Paradise\_0009.

VIEW: Interior – fireplace in dining room, camera looking north/northwest.

PHOTO 10 of 14: VA\_FauquierCounty\_Paradise\_0010.

VIEW: Interior – Wood sash and trim in parlor, camera looking east.

PHOTO 11 of 14: VA\_FauquierCounty\_Paradise\_0011.

VIEW: Interior – wood door and trim in parlor, camera looking north/northwest.

PHOTO 12 of 14: VA\_FauquierCounty\_Paradise\_0012.

VIEW: Interior – second story bedroom in central block, camera looking east.

PHOTO 13 of 14: VA\_FauquierCounty\_Paradise\_0013.

VIEW: Interior – original wooden construction, attic.

PHOTO 14 of 14: VA\_FauquierCounty\_Paradise\_0014.

VIEW: Meat house/Smoke house, camera looking east/southeast.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.